

S C H E M A T I C D E S I G N S E T

Centennial Tower

Housing Conversion &
Structural Reinforcing

City Center Drive
Hayward, CA

Schematic Design Set

AREA SUMMARY

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YY	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY	ZZ																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Cell Name	A1		B1		C1		D1		E1		F1		G1		H1		I1		J1		K1		L1		M1		N1		O1		P1		Q1		R1		S1		T1		U1		V1		W1		X1		Y1		Z1		AA1		AB1		AC1		AD1		AE1		AF1		AG1		AH1		AI1		AJ1		AK1		AL1		AM1		AN1		AO1		AP1		AQ1		AR1		AS1		AT1		AU1		AV1		AW1		AX1		AY1		AZ1		BA1		BB1		BC1		BD1		BE1		BF1		BG1		BH1		BI1		BJ1		BK1		BL1		BM1		BN1		BO1		BP1		BQ1		BR1		BS1		BT1		BU1		BV1		BW1		BX1		BY1		BZ1		CA1		CB1		CC1		CD1		CE1		CF1		CG1		CH1		CI1		CJ1		CK1		CL1		CM1		CN1		CO1		CP1		CQ1		CR1		CS1		CT1		CU1		CV1		CW1		CX1		CY1		CZ1		DA1		DB1		DC1		DD1		DE1		DF1		DG1		DH1		DI1		DJ1		DK1		DL1		DM1		DN1		DO1		DP1		DQ1		DR1		DS1		DT1		DU1		DV1		DW1		DX1		DY1		DZ1		EA1		EB1		EC1		ED1		EE1		EF1		EG1		EH1		EI1		EJ1		EK1		EL1		EM1		EN1		EO1		EP1		EQ1		ER1		ES1		ET1		EU1		EV1		EW1		EX1		EY1		EZ1		FA1		FB1		FC1		FD1		FE1		FF1		FG1		FH1		FI1		FJ1		FK1		FL1		FM1		FN1		FO1		FP1		FQ1		FR1		FS1		FT1		FU1		FV1		FW1		FX1		FY1		FZ1		GA1		GB1		GC1		GD1		GE1		GF1		GG1		GH1		GI1		GJ1		GK1		GL1		GM1		GN1		GO1		GP1		GQ1		GR1		GS1		GT1		GU1		GV1		GW1		GX1		GY1		GZ1		HA1		HB1		HC1		HD1		HE1		HF1		HG1		HH1		HI1		HJ1		HK1		HL1		HM1		HN1		HO1		HP1		HQ1		HR1		HS1		HT1		HU1		HV1		HW1		HX1		HY1		HZ1		IA1		IB1		IC1		ID1		IE1		IF1		IG1		IH1		II1		IJ1		IK1		IL1		IM1		IN1		IO1		IP1		IQ1		IR1		IS1		IT1		IU1		IV1		IW1		IX1		IY1		IZ1		JA1		JB1		JC1		JD1		JE1		JF1		JG1		JH1		JI1		JJ1		JK1		JL1		JM1		JN1		JO1		JP1		JQ1		JR1		JS1		JT1		JU1		JV1		JW1		JX1		JY1		JZ1		KA1		KB1		KC1		KD1		KE1		KF1		KG1		KH1		KI1		KJ1		KK1		KL1		KM1		KN1		KO1		KP1		KQ1		KR1		KS1		KT1		KU1		KV1		KW1		KX1		KY1		KZ1		LA1		LB1		LC1		LD1		LE1		LF1		LG1		LH1		LI1		LJ1		LK1		LL1		LM1		LN1		LO1		LP1		LQ1		LR1		LS1		LT1		LU1		LV1		LW1		LX1		LY1		LZ1		MA1		MB1		MC1		MD1		ME1		MF1		MG1		MH1		MI1		MJ1		MK1		ML1		MM1		MN1		MO1		MP1		MQ1		MR1		MS1		MT1		MU1		MV1		MW1		MX1		MY1		MZ1		NA1		NB1		NC1		ND1		NE1		NF1		NG1		NH1		NI1		NJ1		NK1		NL1		NM1		NN1		NO1		NP1		NQ1		NR1		NS1		NT1		NU1		NV1		NW1		NX1		NY1		NZ1		OA1		OB1		OC1		OD1		OE1		OF1		OG1		OH1		OI1		OJ1		OK1		OL1		OM1		ON1		OO1		OP1		OQ1		OR1		OS1		OT1		OU1		OV1		OW1		OX1		OY1		OZ1		PA1		PB1		PC1		PD1		PE1		PF1		PG1		PH1		PI1		PJ1		PK1		PL1		PM1		PN1		PO1		PP1		PQ1		PR1		PS1		PT1		PU1		PV1		PW1		PX1		PY1		PZ1		QA1		QB1		QC1		QD1		QE1		QF1		QG1		QH1		QI1		QJ1		QK1		QL1		QM1		QN1		QO1		QP1		QQ1		QR1		QS1		QT1		QU1		QV1		QW1		QX1		QY1		QZ1		RA1		RB1		RC1		RD1		RE1		RF1		RG1		RH1		RI1		RJ1		RK1		RL1		RM1		RN1		RO1		RP1		RQ1		RR1		RS1		RT1		RU1		RV1		RW1		RX1		RY1		RZ1		SA1		SB1		SC1		SD1		SE1		SF1		SG1		SH1		SI1		SJ1		SK1		SL1		SM1		SN1		SO1		SP1		SQ1		SR1		SS1		ST1		SU1		SV1		SW1		SX1		SY1		SZ1		TA1		TB1		TC1		TD1		TE1		TF1		TG1		TH1		TI1		TJ1		TK1		TL1		TM1		TN1		TO1		TP1		TQ1		TR1		TS1		TT1		TU1		TV1		TW1		TX1		TY1		TZ1		UA1		UB1		UC1		UD1		UE1		UF1		UG1		UH1		UI1		UJ1		UK1		UL1		UM1		UN1		UO1		UP1		UQ1		UR1		US1		UT1		UU1		UV1		UW1		UX1		UY1		UZ1		VA1		VB1		VC1		VD1		VE1		VF1		VG1		VH1		VI1		VJ1		VK1		VL1		VM1		VN1		VO1		VP1		VQ1		VR1		VS1		VT1		VU1		VW1		VX1		VY1		VZ1		WA1		WB1		WC1		WD1		WE1		WF1		WG1		WH1		WI1		WJ1		WK1		WL1		WM1		WN1		WO1		WP1		WQ1		WR1		WS1		WT1		WU1		WV1		WW1		WX1		WY1		WZ1		XA1		XB1		XC1		XD1		XE1		XF1		YG1		YH1		YI1		YJ1		YK1		YL1		YM1		YN1		YO1		YP1		YQ1		YR1		YS1		YT1		YU1		YV1		YW1		YX1		YY1		YZ1		ZA1		ZB1		ZC1		ZD1		ZE1		ZF1		ZG1		ZH1		ZI1		ZJ1		ZK1		ZL1		ZM1		ZN1		ZO1		ZP1		ZQ1		ZR1		ZS1		ZT1		ZU1		ZV1		ZW1		ZX1		ZY1		ZZ1	
Cell Name	A1		B1		C1		D1		E1		F1		G1		H1		I1		J1		K1		L1		M1		N1		O1		P1		Q1		R1		S1		T1		U1		V1		W1		X1		Y1		Z1		AA1		AB1		AC1		AD1		AE1		AF1		AG1		AH1		AI1		AJ1		AK1		AL1		AM1		AN1		AO1		AP1		AQ1		AR1		AS1		AT1		AU1		AV1		AW1		AX1		AY1		AZ1		BA1		BB1		BC1		BD1		BE1		BF1		BG1		BH1		BI1		BJ1		BK1		BL1		BM1		BN1		BO1		BP1		BQ1		BR1		BS1		BT1		BU1		BV1		BW1		BX1		BY1		BZ1		CA1		CB1		CC1		CD1		CE1		CF1		CG1		CH1		CI1		CJ1		CK1		CL1		CM1		CN1		CO1		CP1		CQ1		CR1		CS1		CT1		CU1		CV1		CW1		CX1		CY1		CZ1		DA1		DB1		DC1		DD1		DE1		DF1		DG1		DH1		DI1		DJ1		DK1		DL1		DM1		DN1		DO1		DP1		DQ1		DR1		DS1		DT1		DU1		DV1		DW1		DX1		DY1		DZ1		EA1		EB1		EC1		ED1		EE1		EF1		EG1		EH1		EI1		EJ1		EK1		EL1		EM1		EN1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							

PROJECT CONTACTS

ARCHITECT
FEE MUNSON EBERT
CONTACT: JACK MUNSON
PH: 415.350.1977

STRUCTURAL ENGINEER
MURPHY BURR CURY, INC.
CONTACT: DAVID MURPHY
PH: 415.546.0431

CIVIL ENGINEER
RUGGERI-JENSEN-AZAR & ASSOC
CONTACT: PETE RUGGERI
PH: 925.227.9100

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP, INC.
CONTACT: PAUL LETTIERI
PH: 415.433.4672

PARKING PLANNER
WATRY DESIGN, INC.
CONTACT: HEATHER HORNE
PH: 650.298.8150

PLANNING DATA

LOCATION
ADDRESS: 22300 FOOTHILL BLVD.
(Address to be reassigned to City Center Drive)
A.P.N. 415-0250-112
P.M.N. MAP. 3547, BOOK 137, PAGE 62-65

NOTE: SEE SHEET C.10 FOR PROPERTY
DESCRIPTION & EXISTING EASEMENTS

LOT AREA

ACRES	APPROX. 1.385
SQUARE FEET	APPROX. 60,784 SF
BUILDING FOOTPRINT COVERAGE	15,714 SF 26 PERCENT

PARKING

REQUIRED SPACES	OPEN	COVERED
30 ONE BED UNITS	$(x1) = 30$	$(x1) = 21$
120 TWO BED UNITS	$(x1) = 120$	$(x1.1) = 132$
CREDITS	LESS 5 (10 MOTORCYCLE SPACES)	
	LESS 6 (24 BICYCLE SPACES)	
TOTALS	= 139	= 153
SPACES PROVIDED	OPEN	COVERED
	3	325

DENSITY

ALLOWED	65
PROVIDED	108

OPEN SPACE

	PRIVATE	GROUP
REQUIRED	15,000 SF	4,500 SF
PROVIDED	15,758 SF (total)	12,400 SF REAR COURT 1,743 SF GYM & SAUNA

NOTE: DUE TO STRUCTURAL IMPRACTICALITY, BALCONIES CANNOT MEET THE 6' MIN. DIMENSION.

SHEET INDEX

A0.0	COVER SHEET & PROJECT DATA
C1.0	EXISTING SITE PLAN
L1	PRELIMINARY LANDSCAPE PLAN
L2	LANDSCAPE IMAGERY
A1.1	SITE PLAN
A2.1	MALL LEVEL PLAN
A2.2	PLAZA LEVEL PLAN
A2.3	THIRD LEVEL PLAN
A2.4	TYPICAL FLOOR PLAN - 4-12
A2.5	PENTHOUSE LEVEL PLAN
A2.6	ROOF PLAN / MECH. PENTHOUSE
A2.7	ENLARGED UNIT PLANS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING SECTION & EXISTING ELEVATIONS
G2.1	GROUND LEVEL PARKING PLAN
G2.2	SECOND LEVEL PARKING PLAN
G2.3	ROOF LEVEL PARKING PLAN

BUILDING DATA

BUILDING TYPE AND OCCUPANCY
OCCUPANCY: R.1
CONSTRUCTION: TYPE I

BUILDING SIZE & HEIGHT

GROSS AREA: 181,621 SF
STORIES: 13 PLUS MECHANICAL PENTHOUSE/ROOF LEVEL
HEIGHT: 180'-3" TO TOP OF MECHANICAL PENTHOUSE

DESCRIPTION OF WORK

THE PROJECT CONSIST OF THE CONVERSION OF AN EXISTING OFFICE BUILDING, THE FORMER HAYWARD CITY HALL, INTO A RESIDENTIAL TOWER. AS PART OF THIS WORK, THE BUILDING'S STRUCTURE WILL BE SEISMICALLY REINFORCED AND MADE TO FULLY COMPLY WITH CURRENT BUILDING CODES AND ACCESSIBILITY STANDARDS. ADDITIONALLY, NEW FIRE ALARM, FIRE SPRINKLER, MECHANICAL, ELECTRICAL AND EXISTING SYSTEMS WILL BE INSTALLED. THE EXISTING CONCRETE PARAPET WILL BE REMOVED TO ALLOW FOR THE CONSTRUCTION OF AN ADDITIONAL LEVEL OF DWELLING UNITS.

F I M I E

FEDERATION EXHIBIT: VISION FUTURE+DESIGN
547 NORTHCAMP STREET SAN FRANCISCO, CALIFORNIA
415-398-2222 WWW.FUTURE+DESIGN.COM

FeeMunsonEbert ©2003

Issued	Date
DEVELOPMENT APPLICATION	31 AUG 03
REVISION	15 OCT 03

Sheet Title

**COVER
SHEET**

Produced on Acid2000

Project No/Path 23025.00 Foothill | DWG | 1-SDA

Scale 10

Drawn	GAS
-------	-----

Checked _____

Sheet No. _____

A0.0

